

## **LAKE COUNTY ZONING BOARD**

**September 2, 2004**

**(Thursday)**

### **AGENDA**

The Lake County Zoning Board will hold a public hearing at 9:00 a.m., on **Thursday, September 2, 2004**, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board are will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on Tuesday, September 28, 2004, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

### **BOARD OF COUNTY COMMISSIONERS MEMBERS:**

Ms. Jennifer Hill, Vice Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender, Chairman	District 3
Ms. Catherine Hanson	District 4
Mr. Welton G. Cadwell	District 5

### **ZONING BOARD MEMBERS**

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Dennis Reid, School Board Member	

### **COUNTY REPRESENTATIVES**

Mr. William "Bill" Neron, County Manager  
Mr. Sanford A. Minkoff, County Attorney

### **GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES**

Mr. Gregg Welstead, Director, Department of Growth Management  
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division  
Mr. John Kruse, Senior Planner, Planning & Development Services  
Ms. Shannon Suffron, Senior Planner, Planning & Development Services Division  
Ms. Jennifer Dubois, Planner, Planning & Development Services  
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division  
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD  
September 2, 2004  
(Thursday)  
AND  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
September 28, 2004  
(Tuesday)

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO.
PH#16-04-4	Merry Gro Farms Inc. Cecelia Bonifay, Esq.		#30-04-Z <u>Continuance to LPA 1st Transmittal 2005</u>
PH#50-04-4	CQ Enterprises Leslie Campione	1	#54-04-CP
PH#59-04-5	Kevin & Nancy Allen	2	#63-04-Z
PH#58-04-4	Dubsdread Contracting & Development Bruce G. Duncan, P.A.	3	#62-04-MP
PH#57-04-4	Robert & Ollivene Sullivan Thomas Daly c/o Daly Design	4	#61-04-PUD/Amd
PH#53-04-3	Al Plasterek Donald Maheux	5	#57-04-Z
PH#55-04-3	R. Dewey Burnsed Valerie Fuchs, Esq.	6	#59-04-Z
PH#60-04-2	Calvary Church Inc. d/b/a Fusion Church George & Carolyn Bagony	7	#64-04-CP
PH#56-04-3	Long & Scott Farms Cecelia Bonifay, Esq.	8	#60-04-CFD
PH#54-04-2	Open Door Baptist Church Brian R. Camp, Representative	9	#58-04-CFD/AMD
MSP#04/9/1-2	E.R. Jahna Industries Creative Environmental Solution	10	#65-04-MSP/AMD
MSP#04/7/1-3	Florida Rock Industries Steven J. Richey, P.A. Chryl Ellinor, LPG Environmental & Permitting Services	11	#50-05-MSP/AMD

TRACKING NO.: #53-04-CP

CASE NO: PH#50-04-4

AGENDA NO: #1

OWNERS: CQ Enterprises

REPRESENTATIVE: **Leslie Campione, Attorney**

**GENERAL LOCATION:** Bassville Park area – Property lying SE'ly of SR 44, to the E of the Bassville Fire Department. (Sec 31 Twp. 18S Rge. 26E)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from R-6 (Urban Residential) to CP (Planned Commercial) to allow construction of mini-warehouses.

**EXISTING ZONING:** R-6

**SIZE OF PARCEL:** 8.53+/acres

**FUTURE LAND USE:** Urban Expansion

**TRACKING NO.: #63-04-Z**

**CASE NO: PH#59-04-5**

**AGENDA NO: #2**

**OWNER:** Kevin & Nancy Allen

**GENERAL LOCATION:** Pine Lakes area – Property located approximately 3/4 miles N of Royal Trails Road and Seagrape Avenue.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from CFD (Community Facility District) to A (Agriculture) for a tree farm and agricultural uses. (

**EXISTING ZONING:** CFD

**SIZE OF PARCEL:** 25+/acres

**FUTURE LAND USE:** Rural

**TRACKING NO.: #62-04-MP**

**CASE NO: PH#58-04-4**

**AGENDA NO: #3**

**OWNERS:** Dubsdread Contracting & Development

**REPRESENTATIVE:** Bruce G. Duncan

**GENERAL LOCATION:** Mount Dora / East Lake County area – Property located NE'ly of the intersection of SR 46 and Round Lake Road.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from A (Agriculture) to MP (Planned Industrial) to provide for office/warehouse uses.

**EXISTING ZONING:** A (Agriculture)

**SIZE OF PARCEL:** 11+/acres

**FUTURE LAND USE:** Suburban & Employment Center

**TRACKING NO.: #61-04-PUD/AMD**

**CASE NO: PH#57-04-4**

**AGENDA NO: #4**

**OWNERS:** Robert & Ollivene Sullivan

**REPRESENTATIVE:** Thomas Daly c/o Daly Design

**GENERAL LOCATION:** East Lake County / Mt Dora area – Property located approximately 1/2 mile S of SR 46, W of Round Lake Road and also SE'ly of Robie Road.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to amend PUD Ordinance 1995-37 to eliminate the golf course and the reallocation of open space and add 150 units to the currently approved 600 residential units.

**EXISTING ZONING:** PUD

**SIZE OF PARCEL:** 298 +/- acres

**FUTURE LAND USE:** Urban Expansion

TRACKING NO.: #57-04-Z

CASE NO: PH#53-04-3

AGENDA NO: #5

OWNERS: Al Plasterek

REPRESENTATIVE: Donald Maheux

GENERAL LOCATION: Mount Dora area – Property located W of SR 19 and Dodson Cutoff.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from CFD (Community Facility District) to R-7 (Mixed Residential) to allow for construction of villas/duplexes. (3.81 +/- acres)

EXISTING ZONING: CFD

SIZE OF PARCEL: 3.81 +/- acres

FUTURE LAND USE: Urban

**TRACKING NO.: #59-04-Z**

**CASE NO: PH#55-04-3**

**AGENDA NO: #6**

**OWNERS:** R. Dewey Burnsed

**REPRESENTATIVE:** Valerie Fuchs, Esq.

**GENERAL LOCATION:** Yalaha area – Property located S of CR 48 on the E & W sides of Number Two Road.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from A (Agriculture) to R-1 (Rural Residential).

**EXISTING ZONING:** A (Agriculture)

**SIZE OF PARCEL:** 14.45 +/- acres

**FUTURE LAND USE:** Urban Expansion



TRACKING NO.: #64-04-CP

CASE NO: PH#60-04-2

AGENDA NO: #7

OWNERS: Calvary Church Inc.

REPRESENTATIVE: George & Carolyn Bagony

GENERAL LOCATION: Minneola area – Property located E'ly of US Hwy 27/SR 25 just NE of Apshawa Road.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from CFD (Community Facility District) to CP (Planned Commercial) with C-1 (Neighborhood Commercial) and C-2 (Community Commercial) uses. )

EXISTING ZONING: CFD

SIZE OF PARCEL: 26.25+/acres

FUTURE LAND USE: Suburban

TRACKING NO.: #60-04-CFD

CASE NO: PH#56-04-3

AGENDA NO: #8

OWNERS: Long & Scott Farms

REPRESENTATIVE: Cecelia Bonifay, Esq.

**GENERAL LOCATION:** Lake Jem (Orange Co. / Lake Co. Line): Property located approximately 1/2 mile E of CR 448A and S of Duda Road, on the W side of Orange County line.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from A (Agriculture) to CFD (Community Facility District) to extend an airstrip from the Orlando North AirPark, 1455 feet to Lake County property to the west of the Orange County Line/Lake County line. (

**EXISTING ZONING:** Agriculture

**SIZE OF PARCEL:** 5 +/-acres

**FUTURE LAND USE:** Rural

TRACKING NO.: #58-04-CFD/AMD

CASE NO: PH#54-04-2

AGENDA NO: #9

OWNERS: Open Door Baptist Church

REPRESENTATIVE: Brian R. Camp

GENERAL LOCATION: Minneola area – Property located SE'ly of US 27/SR 25 and North Grassy Lake Road.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to amend CFD Ordinance #106-89 to remove the existing caretaker's mobile home, and construct a duplex to house a caretaker and a residence for a parsonage.

EXISTING ZONING: CFD

SIZE OF PARCEL: 12.15 +/- acres

**FUTURE LAND USE:** Urban Expansion

**TRACKING NO.: #65-04-MSP/AMD**

**CASE NO: MSP#04/9/1-2**

**AGENDA NO: #10**

**OWNERS:** E. R. Jahna / Jahna Industries

**REPRESENTATIVE:** Creative Environmental Solution

**GENERAL LOCATION:** South Lake County area – Property located in Green Swamp Area of Critical State Concern

lying E and W of SR 33 and N and S of CR 474.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for an amendment to add 399 acres to the existing sand mining operation for sand mining and extraction.

**EXISTING ZONING:** Agriculture

**SIZE OF PARCEL:** 2,455

**FUTURE LAND USE:** GSACSC / Rural and Core Conservation

TRACKING NO.: #50-04-MSP/AMD

CASE NO: MSP#04/7/1-3

AGENDA NO: #11

OWNERS: Florida Rock Industries/Astatula Sand Plant

REPRESENTATIVE: Steven J. Richey, P.A. / Chryl Ellinor, LPG Environmental & Permitting Services

GENERAL LOCATION: Astatula area – Property located E of CR 561 and S of CR 448 and W'ly of CR 448A. (Secs. 15/16/17/20/21/22 Twp. 20S Rge. 26E)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to the Mining Site Plan Ordinance #2003-29 to add 1289.8 acres to the existing 784.5 acres to expand the mining operation.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 2074.3 +/- acres

FUTURE LAND USE: Rural